



October 2, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A33-2026
Address: 300 Campbell Street
Roll Number: 2906030005293000000
Agent: J.H. Cohoon Engineering
Applicant: Mazher Latif
Owner: Mazher Latif

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 300 Campbell Street. The purpose of the application is to facilitate the construction of a townhouse development on the subject lands. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 7.7 Table 7.7.1.3: To permit a front yard of 2.12 m whereas 2.75 m (previous variance obtained) is otherwise the permitted minimum
- Section 7.7 Table 7.7.1.4: To permit a rear yard of 1.82 m whereas 2.10 m (previous variance obtained) is otherwise the permitted minimum
- Section 7.7 Table 7.7.1.4: To permit a future rear yard of 4.5 m, following the subdivision of units 1-10 and Campbell Street becoming the front lot line, whereas 7.5 m is otherwise the permitted minimum
- Section 7.7 Table 7.7.1.10: To permit a building height of 7.60 m whereas 10.5 m is otherwise the permitted minimum

The subject lands are designated “**Residential**” in the Official Plan and zoned “**Residential Mid Rise (RMR)**” in Zoning By-law 124-2024.

Decision: **Approved**

Date: **October 1, 2026**

THAT minor variance application A33-2026 seeking relief from Section 7.7 Table 7.7.1.3 of Zoning By-law 124-2024 to permit a front yard of 2.12 m from Stanley Street, whereas 2.75 m is otherwise the permitted minimum BE APPROVED; A.

THAT minor variance application A33-2026 seeking relief from Section 7.7 Table 7.7.1.4 of Zoning By-law 124-2024 to permit a rear yard of 1.82 m, whereas 2.10 m is otherwise the permitted minimum BE APPROVED;

THAT minor variance application A33-2026 seeking relief from Section 7.7 Table 7.7.1.4 of Zoning By-law 124-2024 to permit a future rear yard of 4.5 m (measured from the northern lot line), following the registration of the associated subdivision plan and Campbell Street becoming the front lot line for units 1-10, whereas 7.5 m is otherwise the permitted minimum BE APPROVED;

THAT minor variance application A33-2026 seeking relief from Section 7.7 Table 7.7.1.10 of Zoning By-law 124-2024 to permit a minimum building height of 7.60 m whereas a minimum of 10.5 m is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-385”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

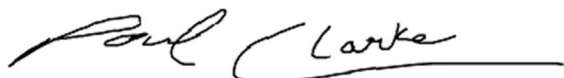
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **October 22, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

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4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

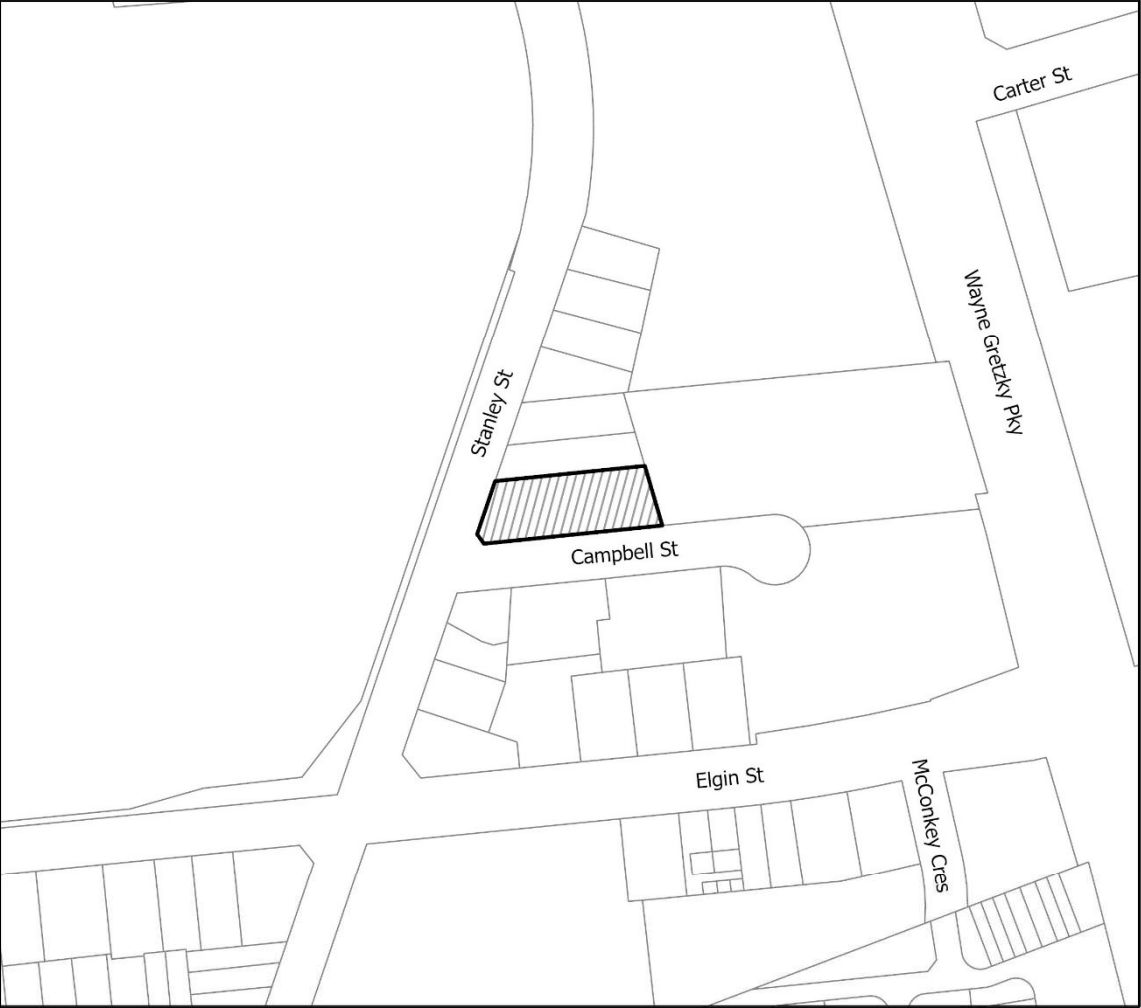
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

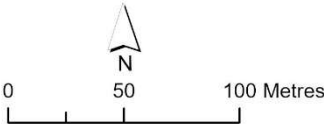
LOCATION MAP

Application: A33-2026
300 Campbell Street



Legend

 Subject Land





October 2, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A35-2026
Address: 154 Wilkes Street
Roll Number: 2906010006069000000
Agent: Valentyn Horditsa & Vishal Kauden
Applicant: Valentyn Horditsa & Vishal Kauden
Owner: Jaycees Brantford Non-Profit Housing Corp.

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 154 Wilkes Street. The purpose of the application is to facilitate the construction of two (2) detached additional dwelling units (ADUs) on the subject lands. The applicant is requesting relief from the following relief from Zoning By-law 124-2024:

- Section 3.2: To permit up to two (2) detached additional dwelling units, whereas one (1) detached additional dwelling unit is otherwise the permitted maximum.

Decision: **APPROVED**

Date: **October 1, 2026**

THAT minor variance application A35-2026 seeking relief from Section 3.2 of Zoning By-law 124-2024 to permit up to two (2) detached additional dwelling units (ADUs), whereas one (1) detached ADU is otherwise the permitted maximum BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-436”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

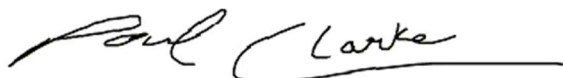
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **October 22, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

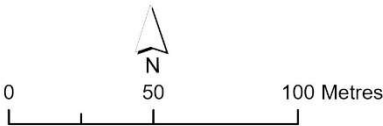
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A35-2026
154 Wilkes Street



Legend
Subject Land





October 2, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

**COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE**

File Number: A12-2026
Address: 325 West Street
Roll Number: 2906030007166000000
Agent: Paul Hinde
Applicant: Sandra Congdon
Owner: Niclas Kirchberger

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 325 - 329 West Street. The purpose of the application is to facilitate the construction of a six-storey apartment building containing 81 dwelling units at the rear of the property. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 6.8 Table 6.8.7 to permit a rear yard of 6.3 m, whereas a minimum of 7.5 m is otherwise required;
- Section 6.8 Table 6.8.11 to permit 18% of the required common amenity space to be provided indoors, whereas a minimum of 25% is otherwise required; and
- Section 6.8 Table 6.8.13 to permit 26.2% landscaped open space, whereas a minimum of 30% is otherwise required.

The subject lands are designated “**Intensification Corridor**” in the Official Plan and zoned “**Intensification Corridor – Pedestrian Prominent**” (IC-PP) in Zoning By-law 124-2024.

Decision: **APPROVED**

Date: **October 1, 2026**

THAT minor variance application A12-2025 seeking relief from Section 6.8, Zoning By-law 124-2024 to permit a rear yard of 6.3 m, whereas a minimum of 7.5 m is otherwise required BE APPROVED

THAT minor variance application A12-2025 seeking relief from Section 6.8, Zoning By-law 124-2024 to permit 18% of the required common amenity space to be provided indoors, whereas a minimum of 25% is otherwise required BE APPROVED;

THAT minor variance application A12-2025 seeking relief from Section 6.8, Zoning By-law 124-2024 to permit 26% landscaped open space, whereas a minimum of 30% is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-387”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

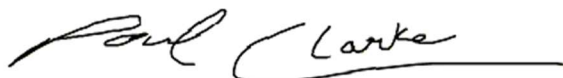
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **October 22, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

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4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

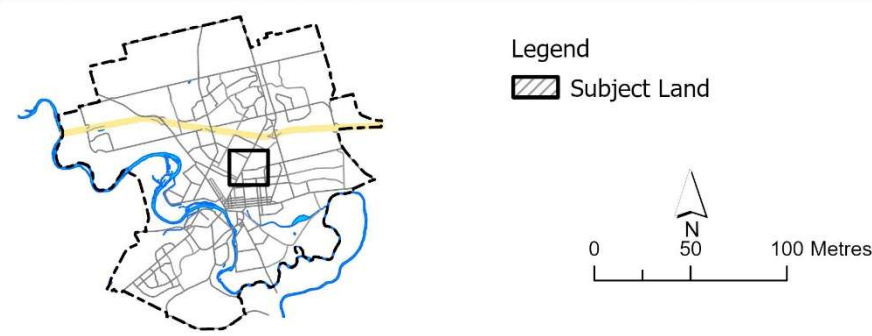
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A12-2025
325 West Street





October 2, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A36-2026
Address: 379 Golf Road
Roll Number: 2906010040154000000
Agent: Nethery Planning
Applicant: Nethery Planning
Owner: Grand Valley Church

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 379 Golf Road. The purpose of the application is to facilitate a 2-phase addition on the existing legal-non conforming structure. Phase 1 is proposed to be 272 m² and Phase 2 is proposed to be 192 m². The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024 to permit an enlargement of the existing legal non-conforming use:

- 2.12 b) notwithstanding any provision of this By-law to the contrary, where a building or structure does not comply with a provision of this By-law, and the building or structure legally existed prior to the passing of this By-law, the building or structure may be repaired, including strengthening to sage condition, renovated or reconstructed provided that the repair, renovation or reconstruction does not further increase the extent of non-compliance. Any enlargement of a legal non-conforming building or structure shall comply with the provisions of this By-law.

The subject lands are designated “**Prestige Employment**” in the Official Plan, and zoned “**Prestige Employment**” (PE) in Zoning By-law 124-2024.

Decision: **APPROVED**

Date: **October 1, 2026**

THAT minor variance application A36-2026 seeking relief from Section 2.12 b), Zoning By-law 124-2024 to permit a 464 m² expansion of the existing legal non-conforming place of worship, whereas no enlargement of legal non-conforming uses is otherwise permitted, BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is desirable for the appropriate development and use of

the land, and that the application will not result in adverse impacts on surrounding properties;

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-434”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

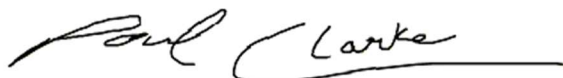
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Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, ABSENT

Certification

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Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **October 22, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

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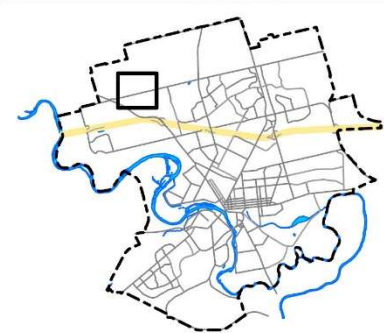
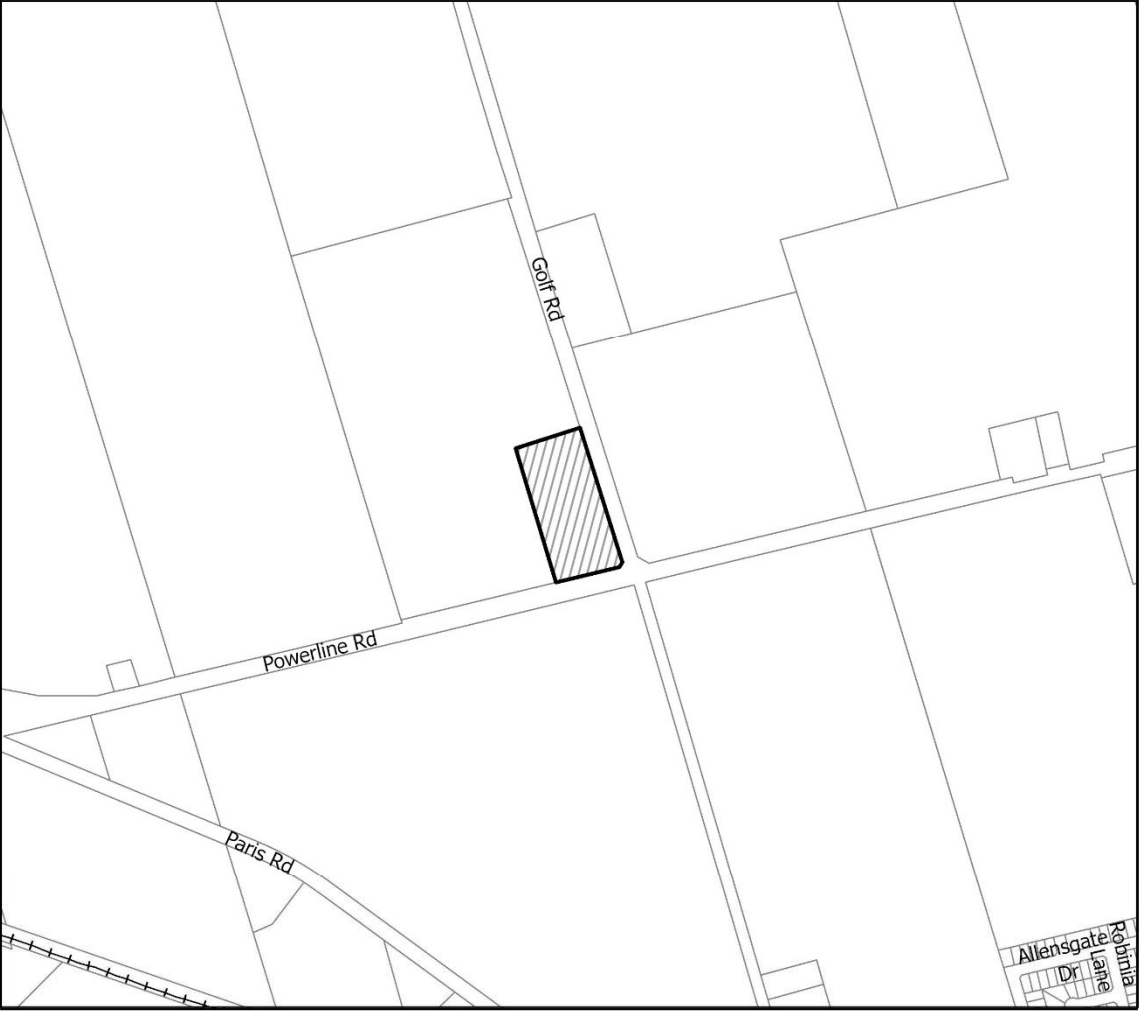
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- All other information as required by the Appeal Form.

Questions or Information:

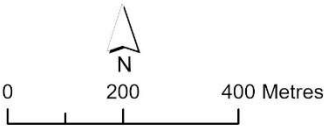
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A36-2026
379 Golf Road



Legend
Subject Land





October 2, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

**COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE**

File Number: A37-2026
Address: 395 Park Road North
Roll Number: 2906030019400060000
Agent: 395 Park Holdings Inc.
Applicant: 395 Park Holdings Inc.
Owner: 395 Park Holdings Inc.

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 395 Park Road North. The purpose of the minor variance is to place one (1) ground sign fronting Park Road North and to place two (2) wall signs that would hang from the proposed apartment building to be viewable from Wayne Gretzky Parkway. The applicant is requesting relief from the following section(s) of the City of Brantford Municipal Code Chapter 478:

- Section 478.8.3 to propose a ground sign of 29.7 m², whereas a maximum of 20 m² is otherwise required.

The subject lands are designated “**Intensification Corridor**” in the Official Plan and zoned “**Intensification Corridor (IC)**” in Zoning By-law 124-2024.

Decision: REFUSED

Date: October 1, 2026

THAT minor variance application A37-2026 seeking relief from Chapter 478 Section 8.3 of the City of Brantford Municipal Code to permit a ground sign with an area of 29.7 m², whereas a maximum of 20 m² is otherwise required BE REFUSED;

THAT the reasons for the refusal of the minor variance application are as follows: the proposed variance application is not in keeping with the general intent and purpose of the Official Plan and Chapter 478 of the Municipal Code, the relief requested is not considered minor in nature, nor desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for

all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-435”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

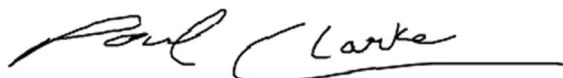
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **October 22, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

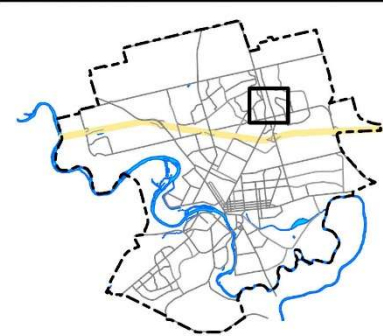
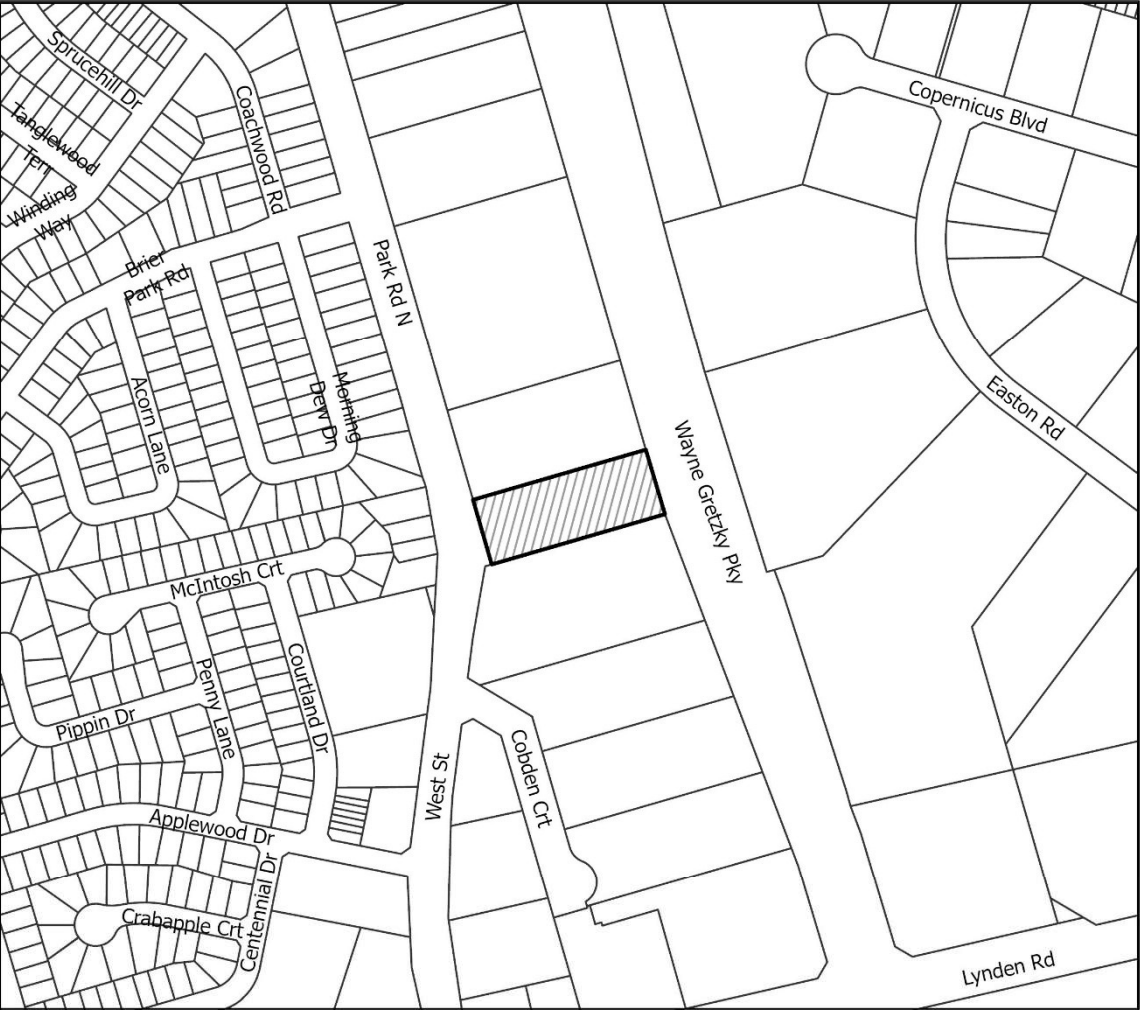
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

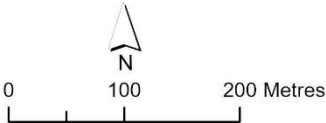
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A37-2026
395 Park Road North



Legend
Subject Land





October 2, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A39-2026
Address: 335 St. Paul Ave.
Roll Number: 2906020009150000000
Agent: C-Architecture Ltd.
Applicant: C-Architecture Ltd.
Owner: Samir Noorani

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 335 St Paul Avenue. The purpose of the application is to facilitate an addition onto the site. The applicant is requesting relief from the following relief from Zoning By-law 124-2024:

- Section 3.35 a: to permit parking spaces to obstruct waste and recyclables area, whereas unobstructed access is otherwise required.
- Section 5.7 e: to permit parking spaces 0.12 m from a lot line, whereas 3 m is otherwise required
- Section 5.7 f: to permit 2 parking spaces in the front yard of a commercial zone, whereas parking in the front yard of a commercial zone is otherwise prohibited.

The subject lands are designated “Intensification Corridor” in the Official Plan and zoned “Automotive Service (AS)” in Zoning By-law 124-2024.

Decision: **APPROVED**

Date: **October 1, 2026**

THAT minor variance application A39-2026 seeking relief from Section 5.7.e of Zoning By-law 124-2024 to permit parking spaces 0.1 m from a lot line abutting a street, whereas 3 m is otherwise the required minimum BE APPROVED;

THAT minor variance application A39-2026 seeking relief from Section 5.7.f of Zoning By-law 124-2024 to permit three (3) parking spaces in the front yard of a commercial zone, whereas parking in the front yard of a commercial zone is otherwise prohibited BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-427”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

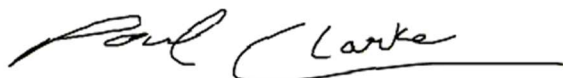
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **October 22, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

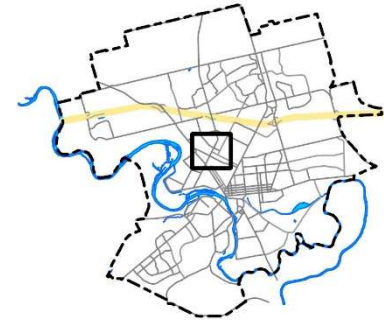
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

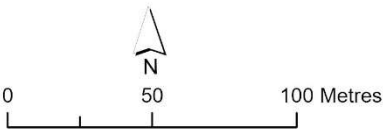
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A39-2026
335 St. Paul Avenue



Legend
Subject Land





October 2, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A40-2026
Address: 72 Johnson Road
Roll Number: 2906030019288000000
Agent: Pinevest Homes
Applicant: Pinevest Homes
Owner: Pinevest Homes

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed 72 Johnson Road. The purpose of the minor variance is to provide Zoning By-law relief for the height of the accessory garage. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 7.7 Table 7.7.1.1 to permit a minimum lot frontage of 5.25 m, whereas 6.0 m is the maximum otherwise permitted.
- Section 7.7 Table 7.7.1.2 to permit a minimum lot area of 100 m²/unit, whereas 160 m²/unit is otherwise required.
- Section 7.7 Table 7.7.1.4 to permit a minimum rear yard of 2.25 m, whereas 7.5 m is otherwise required.
- Section 7.7 Table 7.7.1.5 to permit a minimum interior side yard of 0.9 m, whereas 1.5 m is otherwise required.
- Section 7.7 Table 7.7.1.6 to permit a minimum exterior side yard of 1.0 m, whereas 3.0 m is otherwise required.
- Section 7.7 Table 7.7.1.9 to permit a minimum building height of 7.5 m, whereas 10.5 m is otherwise required.
- Section 7.7 Table 7.7.1.11 to permit a minimum landscaped open space of 20%, whereas 30% is otherwise required.

The subject lands are designated “Residential” & “Core Natural Area” in the Official Plan and zoned “Residential Mid-Rise-57 Special Exception” (RMR-57) Zone & “Core Natural” (N) Zone in Zoning By-law 124-2024.

Decision: APPROVED

Date: October 1, 2026

THAT minor variance application A40-2026 seeking relief from section 7.7 Table 7.7.1.1, Zoning By-law 124-2024 to permit a lot frontage of 5.4 m, whereas a minimum of 6.0 m is the otherwise required BE APPROVED;

THAT minor variance application A40-2026 seeking relief from section 7.7 Table 7.7.1.2, Zoning By-law 124-2024 to permit a lot area of 100 m² /unit, whereas a minimum of 160 m² /unit is otherwise required BE APPROVED;

THAT minor variance application A40-2026 seeking relief from section 7.7 Table 7.7.1.4, Zoning By-law 124-2024 to permit a rear yard of 2.5 m for POTL’s 1 through 10 (adjacent to Johnson Road), and a rear yard of 7.4 m for POTL’s 11 through 18 (along the westerly lot line), whereas a minimum of 7.5 m is otherwise required BE APPROVED;

THAT minor variance application A40-2026 seeking relief from section 7.7 Table 7.7.1.5, Zoning By-law 124-2024 to permit an interior side yard of 1.0 m, whereas a minimum of 1.5 m is otherwise required BE APPROVED;

THAT minor variance application A40-2026 seeking relief from section 7.7 Table 7.7.1.6, Zoning By-law 124-2024 to permit an exterior side yard of 0.9m, whereas a minimum of 3.0 m is otherwise required BE APPROVED;

THAT minor variance application A40-2026 seeking relief from section 7.7 Table 7.7.1.9, Zoning By-law 124-2024 to permit a building height of 7.5 m, whereas a minimum of 10.5 m is otherwise required BE APPROVED;

THAT minor variance application A40-2026 seeking relief from section 7.7 Table 7.7.1.11, Zoning By-law 124-2024 to permit a landscaped open space of 20% whereas a minimum of 30% is otherwise required BE APPROVED.

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-431”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

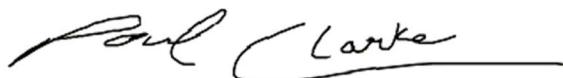
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **October 22, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

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4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A40-2026
72 Johnson Road

